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2 **Sec. 3-9-30. Agriculture (AG)**

3 (a) *Intent.* The purpose and intent of this district is to allow agriculture, very-low-density residential, rural
4 recreation, and other rural uses.

5 (b) *Permitted Uses and Structures (P):*

6 (1) 4H, FFA and similar uses and activities.

7 (2) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
8 Living Facilities)

9 (3) Biofuel production, less than 5,000 gal per day.

10 (4) Cemetery, mausoleum.

11 (5) Community garden.

12 (6) Dairy, grain, fruit, field crop and vegetable production, cultivation, and storage.

13 (7) Domestic animal breeding, boarding, and training.

14 (8) Emergency services.

15 (9) Fish and wildlife management area, nature preserve.

16 (10) Fish hatchery.

17 (11) Gamelands, public or private.

18 (12) Harvesting, cultivation, processing, and sale of crops grown on premises, including silviculture,
19 aquaculture, and commercial citriculture.

20 (13) Horse stable, barn, workshop, and other structures and uses incidental to agricultural uses.

21 (14) Livestock breeding, boarding, training, and grazing.

22 (15) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.

23 (16) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)

24 (17) Model home. (see Sec. 3-9-79. Model Homes)

25 (18) Outdoor educational facility.

26 (19) Park, public or not-for-profit.

27 (20) Plant nursery.

28 (21) Raising of poultry.

29 (22) Single-family detached. Detached single-family homes may or may not have a guest suite that
30 is structurally attached with or without cooking facilities.

31 (23) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication
32 Towers)

33 (24) Telecommunications facility, greater than 50 feet in height. (see Sec.3-9-69. Communication
34 Towers)

35 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
36 clearly incidental to permitted and conditional uses and structures are permitted in this district,
37 including, but not limited to:

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- 1 (1) Agricultural accessory uses and structures may be permitted prior to the principal uses and
2 structures.
- 3 (2) Carports, garages, and storage structures associated with agricultural uses may be permitted
4 prior to the principal uses and structures.
- 5 (3) Fences or walls which may be permitted prior to the principal uses and structures.
- 6 (4) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall
7 not be permitted in a detached guest suite. It must meet all applicable development standards
8 set forth in the zoning district.
- 9 (5) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
10 structures.
- 11 (d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a
12 Conditional Use or Structure, see Sec.3-9-70. Conditional Uses and Structures)
- 13 (1) Bed and breakfast, 1 or 2 bedrooms.
- 14 (2) Conservation subdivision.
- 15 (3) Farm labor housing.
- 16 (4) Guest home.
- 17 (5) Manufactured home (HUD), minimum requirement is Wind Zone 3.
- 18 (6) Minor yard trash processing facility. (see Sec. 3-9-71. Debris and Waste Facilities)
- 19 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
20 permitted herein or permitted by special exception shall be unlawful in this district.
- 21 (1) Park models and Recreational Vehicles for living purposes.
- 22 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 23 (1) Agricultural industrial activities, leather tanning, wool processing, meat curing.
- 24 (2) Airport.
- 25 (3) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 26 (4) Amphitheater.
- 27 (5) Animal hospital with indoor or outdoor facilities.
- 28 (5) Animal and poultry slaughter, stockyards, rendering.
- 29 (6) Animal sanctuary, zoo.
- 30 (7) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
31 Congregate Living Facilities)
- 32 (8) Bed and breakfast, 3 or more bedrooms.
- 33 (9) Biofuel production, 5,000 to 15,000 gal per day.
- 34 (10) Biofuel production, greater than 15,000 gal per day.
- 35 (11) Campground.
- 36 (12) Clubhouse, community center.
- 37 (13) Composting facility. (see Sec. 3-9-71. Debris and Waste Facilities)
- 38 (14) Concentrated animal feeding operation.

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- (15) Correctional facility.
- (16) Dairy, grain, fruit, field crop, and vegetable processing.
- (17) Elementary, middle or high school.
- (18) Essential services. (See Sec. 3-9-72. Essential Services)
- (19) Exotic animal breeding, boarding, and training.
- (20) Farm equipment sales and service.
- (21) Fertilizer manufacturing.
- (22) Gas station.
- (23) Government uses and facilities.
- (24) Heliport, helistop.
- (25) Livestock auction.
- (26) Lumberyard.
- (27) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
- (28) Motor sports track, venue.
- (29) Outdoor market space or exhibition space.
- (30) Pistol, rifle, skeet, trap shooting and archery ranges.
- (31) Place of Worship. (see Sec. 3-9-83. Places of Worship)
- (32) Power plant.
- (33) Private clubs.
- (34) Private landing field.
- (35) Recreation, outdoor.
- (36) Sawmill, machine shop.
- (37) Single-family residences used as a foster care facilities.
- (38) Transfer station. (see Sec. 3-9-71. Debris and Waste Facilities)
- (39) University or college.
- (40) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
 - c. Not specifically prohibited in that district.

The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

(g) *Development Standards:*

AG	
Lot (min.)	

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1	Area (acres)	10
	Width (ft.)	250
	Setbacks (min. ft.)	
	Front	40
	Side	20
	Rear	20
	Abutting water	20
	Bulk (max.)	
	Lot Coverage of All Buildings	10%
	Height (ft.)	38
	Density (units/acres)	1 per 10 acres

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3 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte
4 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the
5 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance
6 with Sec. 3-9-89. Waterfront Property.

7 (h) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-80.

8 (i) *Signs.* Signs shall be in accordance with Sec. 3-9-86.